

Chapter 3.0

Land Use & Open Space

3.1 Introduction, Vision, and Planning Context

This element of the Central Area Action Plan II comprises the interrelated topics of land use and open space planning. These two were grouped together as part of the Central Area Action Plan, and have again been combined for consistency.

VISION

The goal of this Element is to provide recommendations for limited changes to land use zoning designations within the Central Area to comply with the mandate of the Comprehensive Plan. These recommendations are generally focused on the urban villages within the planning area and are intended to foster increased economic potential by providing for greater retail and office commercial capacity and higher residential densities that will, in turn, promote increased shopping and employment. The Urban Design Element contains detailed plans for each of the nodes that illustrate this vision. The Economic Development Element contains further strategies associated with financial and operational implementation.

PLANNING CONTEXT

The Central Area is a community of contrasts reflected by the diversity of population, topography, and community business districts and housing types which can be found within it. A similar diversity of current and projected changes in development to accommodate growth demands has recently become apparent. This plan element is based on considerable discussion of how these important contrasts “of supply and demand relate to the framing of neighborhood plans under the City of Seattle’s urban village planning concept.

Past.” Everyone acknowledges that there is a rich history of planning for the Central Area. In fact, many believe that the recent round of neighborhood planning has to some extent been redundant and that the community needs to be allowed to focus on implementation rather than planning. During Phase I of the Central Area planning, vision statements for the whole community as well as for each of the “emphasis areas” were drafted. These are summarized in the Executive Summary of this element.

Present. Currently, the Central Area is witnessing a *renaissance* of redevelopment. New housing, retail stores, and public facilities are being proposed and built. While the community is excited about the positive aspects of this growth, there is concern that some residents and businesses may be displaced as land values escalate.

Future. The projected growth that the Comprehensive Plan has assigned to the urban villages within the Central Area can easily be accommodated *within the* theoretical capacity of the existing zoning. However, the community wishes to guide this growth in more specific ways in order to leverage population, economic, and infrastructure density and create true centers inside the villages,

COMPREHENSIVE PLAN RATIONALE

The Seattle Comprehensive Plan is the official adopted 20-year guide for growth and development throughout the entire City. The Plan establishes targets for population, housing and job growth for urban centers and urban villages. Elements are functional parts of the Comprehensive Plan which address land use, housing, capital facilities, utilities, economic development, human services, *etc.* Neighborhood Planning is a second generation of the Comprehensive Plan through which the urban centers and urban villages can generate their own more detailed suggestions for land use, public facilities and transportation and “customize” the City’s plan to be more responsive to local issues. *Phase One* of the neighborhood planning process aimed at revisiting and refining the community vision as previously expressed in the CAAP, organizing a “pool” of volunteers, and defining a preliminary scope of work for Phase Two. *Phase Two* involves the actual refinement of the CAAP and the drafting of new and more specific elements related to the nodes and Human Development all as part of the community plan (CAAP II) for submittal to the Mayor and City Council.

The Central Area Action Plan (CAAP) has provided a framework for undertaking neighborhood planning in the Central Area. The CAAP II Plan is the conversion of the CAAP into the neighborhood/urban village plan component of the Seattle Comprehensive Plan and includes goals, actions, and strategies to undertake for the Central Area. It lists a large number of actions that range from current programs to desired actions aimed at community needs.

The Seattle Comprehensive Plan contains special definitions of types of Urban Villages. Two types of urban villages are represented in the Central Area neighborhood planning area urban center village and residential urban village. These are illustrated in Figure 10 on the following page, and described below. **Also note that the 23rd and Jackson Residential Urban Village Boundary has been amended to include the Dearborn-Hiawatha at Jackson Place area.**

12th Avenue & Cherry

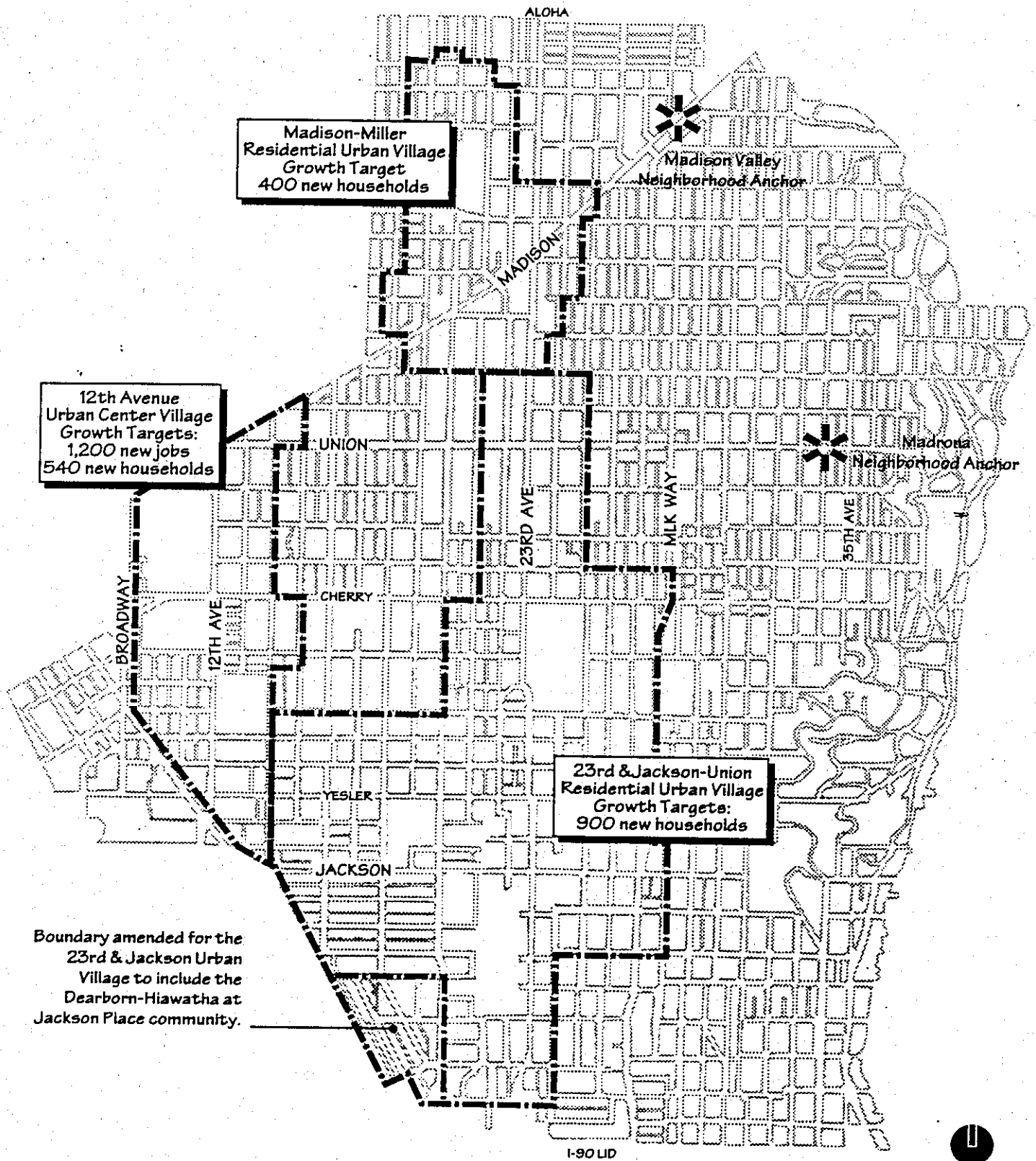
Madison-Miller

23rd & Jackson/Union

South Capitol Hill urban center village

21st Ave. E & E Madison St. residential urban village

23rd Ave. S. & S. Jackson-Union residential urban village



CENTRAL AREA

ACTION PLAN 11

Figure 10
Central Area
Urban Villages

Urban center villages are subareas of urban centers, a designation given to areas of the city which are "...intended to be the densest areas with the widest range of land uses." The individual urban center villages within an urban center are given a **functional** designation to indicate which uses are intended to be emphasized (Comp Plan, Land Use G6). The South Capitol Hill urban center village has a functional designation of "mixed residential and employment" (Comp Plan Land Use L21).

Residential urban villages are "...intended for concentrations of low to moderate densities of predominantly residential development with a compatible mix of support services and employment" (Comp Plan, Land Use G6). Employment **activity** is also appropriate to the extent that it does not **conflict** with the overall residential fiction and character of the **village**. Neighborhood planning will determine an appropriate **mix** of uses (Comp Plan, Land Use G26).

The Comprehensive Plan also designates **neighborhood anchors**. These provide a service and transit focus for **surrounding** neighborhoods in areas where, overall, **existing** conditions are intended to be maintained (Land Use G29). Neighborhood anchors have been designated within the Central Area at 34th & Union and at Madison and Martin Luther King Jr. Way.

WHAT ARE THE CHARACTERISTICS OF AN URBAN VILLAGE?

Policy L6 of the Comprehensive Plan's Land Use Element describes the following characteristics as appropriate to all urban village categories:

- Zoning can accommodate residential and employment growth targeted for that village,
- The **ability** to accommodate a **range** of employment activity compatible with the overall function, character and intensity of development specified" for the village.
- Zoning that provides locations for commercial services convenient to residents and workers, and, depending on the village designation, serving a citywide and regional clientele.
- **Zoning** capable of accommodating a diversity of housing for a broad range of households.
- Zoning regulations that restrict those public facilities that are incompatible with the type of environment provided for in centers and villages.
- Most **future** households accommodated in multifamily housing.
- Additional opportunities for housing in existing single family areas, to the extent provided through neighborhood **planning**, and **within** other constraints consistent with this plan.
- Public facilities and human services that reflect the role of each village category as a focus of housing and employment and as the service center for surrounding **areas**.
- Open space . . . A place, amenities or activities that serve as a community focus.
- A design review process supplemented by neighborhood design guidelines.
- Preservation of development having historic, architectural, or social significance within centers and villages.

Tire Comprehensive Plan goes on to describe urban villages as appropriate sites for "...the development of homes on small lots that maybe **attractive** and affordable to households with children and other households which might otherwise choose existing family housing" (Comp Plan, Land Use G48). A policy of retaining existing density **limits** in mixed-use commercial zones is also expressed (Comp Plan, Land Use L136).

Neighborhood Commercial Residential (NC/R) Zones are to be located in urban center villages. These zones may also be located in residentird urban villages, but ordy where "...it is desirable to accommodate a concentrated mix of shopping **activity** and residential support services at appropriate intensities, while also Promoting moderate and high density **housing development**," as described by the neighborhood plan (Comp Plan, Land Use L107). .

Finally, the Comprehensive Plan considers it desirable for residential **urban** villages to be structured so that "... any **location** within the village be within easy walking distance of at least one center of activity and services" (Comp Plan, Land Use L46). .

In addition to the general characteristics just described, the Comprehensive Plan sets specific, quantifiable goals for urban villages in the areas of zoning, affordable housing, and open space and community facilities. Urban center zoning should promote the following minimum density targets: "...overall employment density of 50 jobs per **acre**...overall residential density of 15 households per acre" (Comp Plan, Land Use L1 6). Planning for the individual villages is accomplished within this context (Comp Plan, Land Use L1 7).

The Housing Element directs the City to "seek to provide for at least "one-quarter of the housing stock in each urban center and urban village...to be affordable to households with incomes below 50% of median. " In those urban villages where the lack of existing housing stock creates a situation where after 20 years **most** of the housing stock will comprise new construction, the standard is reduced to at least 10% at this **affordability** level (Comp Plan, Housing H29).

3.2 Factors of Land Use Planning

ZONING. In general, neighborhood planning may make "...**recommendations** for the revision of zoning to better reflect community preferences for the development character of an **area**, provided that consistency between zoning and **this plan** is maintained" (Comp Plan, Land Use L9). Specifically, neighborhood **planning** is asked to "...**designate** and define **the extent** of principal commercial streets...those streets in the commercial area of each urban village which are accessible both to automobiles and to **transit** and provide the opportunity to meet a variety of residential needs... " (Comp Plan, Land Use L 10).

Within the residential urban villages, neighborhood **planning** may also decide the appropriateness of **high-density** multifamily zones (Comp Plan, Land Use L1 01) and Neighborhood **Commercial Residential (NC/R) Zones** (Comp Plan, Land Use L107). The general mix of uses within the village and subsequent level of employment activity should also be addressed through the neighborhood planning process (Comp Plan, Land Use G26).

OPEN SPACE AND COMMUNITY FACILITIES. Policy L149 of the Land Use Element directs the neighborhood planning process to “endeavor to provide, . . . at least one clearly defined community focus. The nature of this focus may vary according to different **conditions** in each village, as well as neighborhood preferences. **Through** siting and design emphasizing its public nature and function, the focus shall “provide a place to be shared by the village population for informal public gathering and other community events. The focus may be created by activities, public functions, or amenities. It may incorporate components such as public space, the center of commercial activity, a school, an historic district” or landmark, the **community** center, transit, center, public sidewalks or other publicly accessible place.”

HOUSING. Policy H12 of the Housing Element **directs** neighborhood **planning** to “...strive to have each urban village include some **ground-related** housing capacity, **with** the exception of **residential** urban villages and hub urban villages contiguous to downtown.”

GROWTH PLANNING ESTIMATES (201 O). The following tables summarize the Comprehensive Plan **growth** targets. for the Central Area urban villages.

TABLE 1
Growth Targets for Central Area Urban Villages

Location	Existing HH	Existing Density	New HH Growth	2010 Density
Residential/Household Growth				
South Capitol Hill Urban Center village- 12th Ave	978	6.1 /acre	540	9.5/acre
23rd and Jackson Residential Urban Village	3,186	6.6/acre	900	8.4/acre
Madison-Miller Residential Urban Village	1,486	10.3/acre	400	13.1/acre
Employment Growth				
South Capitol Hill Urban Center Village- 12th Ave	3,520.	22.0/acre	1,200	30.0/acre
23rd and Jackson Residential Urban Wage	N/A	N/A	N/A	N/A
Madison-Miller Residential Urban Village	N/A	N/A	N/A	N/A

3.3 Land Use and Zoning Amendments

ACTION While no land use designation changes (**upzoning**) are necessary to achieve these targets, the community has developed some recommendations for zoning **changes** within and immediately adjacent to the urban village boundaries to help facilitate and promote tire vision for each of@ node planning areas. The following maps and **charts** depict node-specific **recommendations**. There are no recommendations for changing the urban village boundaries themselves, and they are adopted herein by reference.

Table 2
Land Use and Zoning Amendments

Item	Intention of Recommendation and Site Location	Existing Zoning	Proposed Zoning	CAAP-IT Steering Comm. Action	Comments Received, Including City Responses
The following proposals fall into one of three designated priority categories. If it is a key integrated activity (KEY), it requires immediate action to help meet the overall land use vision of a planning node. If it is a near-term (NT) recommendation, it also has high priority based on its own level of importance. If it is a long-term (LT), it will require City action as the plan proceeds in the future to meet the vision of a neighborhood. Please note that the numbering does not follow a numerical order, as some previous proposals have been removed from final consideration.					
MADISON-MILLER PROPOSED ACTIONS (Refer to Figure 11)					
M2 KEY	Convert existing NC3-85 to NC3-65 in order to promote uniform building heights-Madison: 21st to 23rd.	NC3-85	NC3-65	Approve	Alternative proposed for height by East Madison property owner. See M2a.
M2a KEY	Convert the existing L3 zoning at property on NE corner of 21st and Madison neighborhood commercial zoning to promote site redevelopment.	L3	NC3-40 or NC3-65	Issue Remains Unresolved as of 27 June 1998	Site redevelopment will require vacation of alley located between the L3 and NC3 zones. Miller Park Neighborhood Association wants to see proposal from site owner prior to zone change approval. A meeting will be arranged to determine final recommendation.
M3 LT	Convert existing NC2-40 and SF5000 to NC2-40 to increase available supply of neighborhood commercial land on south side of Olive Way (two lots deep) between 20th & 23rd.	NC2-40 SF5000	NC2-40	Action Deferred	CAAP-IT- Defer action on this until appropriate and conduct as a contract rezone. It can be considered as community meets its vision. Miller Park NA approved the
M4a LT	Convert existing L2 to more appropriate zone between Denny and Olive.	L2	L3		Defer action. Evaluate at later date as plan meets its vision.
M5 KEY	Increase residential density around major Madison-Miller commercial areas, 19th, 23rd, and Madison.	NC2-40	NC3.65	Approve	See previous response in Item M2. CAAP-IT- Recommends to work with property owners.
M6 KEY	Create an NC2-40 zone on 19th north of Madison to extend the commercial zone from 19th towards the NC 1 area at 19th and Mercer.	L3	NCR-40	Approved	Miller Park NA recommended this action for approval. CITY: Suggests L3-R/C

Table 2
Land Use and Zoning Amendments

Item	Intention of Recommendation and Site Location	Existing Zoning	Proposed Zoning	CAAP-IT Steering Comm. Action	Comments Received, Including City Responses
12TH AVENUE PROPOSED ACTIONS (Refer to Figure 12)					
T1 KEY	Change C1-65 to NC3-65 for more neighborhood Commercial uses on 12th from Jefferson to Boren Streets.	C1-65	NC3-65	Approve	
T2 KEY	Make zoning changes to connect to Yesler Way neighborhood commercial activity. This would cover blocks facing Yesler to the north, Washington to the south, 16th to the east, and 12th to the west,	C2-65 C1-40 L3	NC3-65 NC2-40 NC2-40	Approve	
T3 KEY	Create a pedestrian-oriented 12th Avenue. Establish a pedestrian overlay between Madison to Boren .	---	P1/P2	Approve, with support of further analysis	Comment from Urban Design Committee - P1/P2 should perhaps be explored at all nodes, as appropriate, mtd could add unifying element for Central Area.
14 KEY	Change underlying midrise housing zoning (MR) on Seattle University's campus to neighborhood commercial in order to promote a development pattern of buildings meeting the street . Limit to half block facing 12th between Marion and Spring .	MR (su-MIMP overlay)	NC3-85 (SU-MIMP overlay)	Action Needed	NOTE- The SU Master Plan (P. 63) states "setbacks are equivalent to, or greater than, minimum setback requirements in the underlying zone and the setback requirements applicable to structures on abutting lots or structures directly across the street..."
T5 NT	13th Avenue between Union and Spring Streets: Change NC3-65 to L3 to allow compatible residential development on a street currently characterized by a mix of residential uses.	NC3-65	No Change	None to be taken	Develop an agreement among Seattle Academy of Arts & Sciences (SAAS) and owners, and those with a legal interest in property on eastern half of block bordered by Union, 13th, Spring, and 12th and owners of residences in L3 zone to lessen the inconsistency with adjacent L3 zone. The agreement's purpose will be to reduce shadows and other impacts on residences on 13th Avenue result from height, bulk, and scale of the NC3-65 zone. Downzoning to 40-foot height limit will be sought in event that SAAS is not the developer of the majority of property in this half block. The provision is an alternative to the earlier recommended down zone, and is based on the expectation that all parties continue in good faith to implement the agreement.

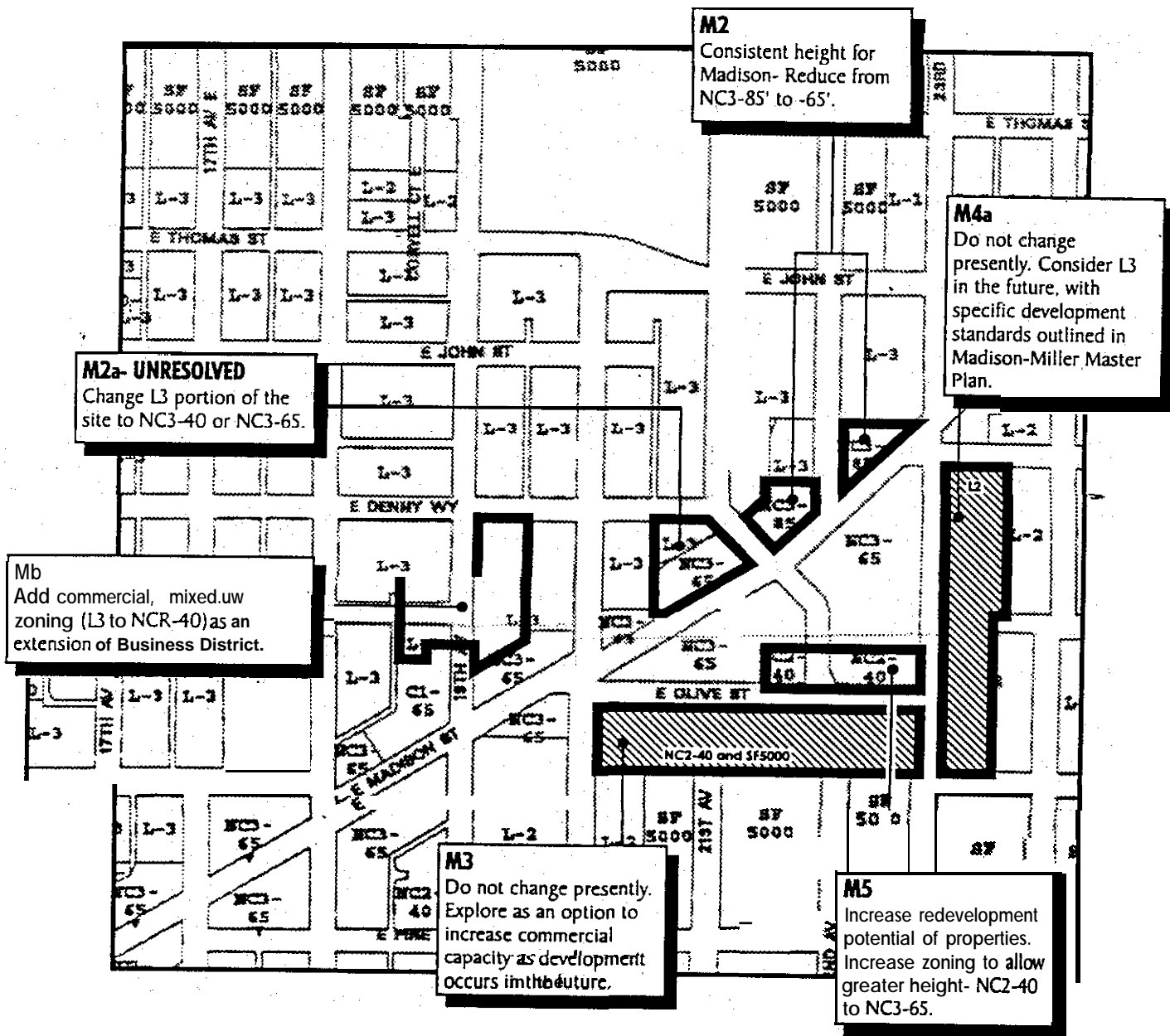
Table 2
Land Use and Zoning Amendments

Item	Intention of Recommendation and Site Location	Existing Zoning	Proposed Zoning	CAAP-IT Steering Comm. Action	Comments Received, Including City Responses
23RD & UNION and MADRONA PROPOSED ACTIONS (Refer to Figures 13 and 15)					
U2 KEY	Establish Union as a commercial, pedestrian-oriented street. Revise zoning from 20th to 22nd.	L1 L2 L3 R/C NC1-30	NC2-30	Approve, as revised.	CNA Land Use promoted extending the commercial character to connect through the intersection at 23rd and Union down to commercial activity at MLK and Union. CITY: Suggests L2-R/C Question: How does this affect recently developed sites?
U2a KEY	Evaluate a Pedestrian Overlay (P2) for existing commercial zone at intersection of 23rd and Union from 20th to 25th and Spring to Pike.	---	P2 overlay		CNA Land Use suggest adding the P1/P2 overlay to promote development that "meets the street."
U2b LT	Evaluate NC 1-30 from 18th to 20th and in conjunction, consider adding a P2 overlay.	L1, L2, L3, R/C, NC1-30	NC1-30 and P2 Overlay		
U3 KEY	Support Live/Work for homes on 23rd Avenue- From Cherry to the south to Spring to the north.	SF5000	Special overlay zone	Approve, with possible overlay to protect SFD homes.	City should conduct a Feasibility study to implement this action,
U6 LT	Consolidate commercial opportunities along Cherry Street to promote development at this ancillary commercial area. Refer to map for details.	P/c L2 NC1-30	NC2-30 and NC1-30 at Cherry & 30th	None Taken	
U6a LT	Revise zoning to support existing retail area.	12	NC1-30	None Taken	
MA1 KEY	Madrona. For southwest corner of Martin Luther King, Jr. Way and East Union, change L2 zoning to NC2-40.	L2	NC2-40	Approve	
MA2 KEY	Madrona. For the land extending along 34th Avenue from midway between East Union and East Spring and extending to Spring Street, change L2 zoning to NC1-30.	L2	NC1-30	Approve	Madrona Community Council- Letter received endorsing this zone change.

Item	Land Use and Zoning		Table 2 Zoning Amendments		
	Intention of Recommendation and Site Location	Existing Zoning	Proposed Zoning	CAAP-IT Steering Comm. Action	Comments Received, Including City Responses
23RD & JACKSON PROPOSED ACTIONS					
J1a KEY	Rezone block bordered by S. Main, 23rd and Yesler, and 24th to allow for increased commercial use in the future consistent with adjacent uses to the south.	L3	NC2-40	None taken	
J2 KEY	Increase residential density on the block from 22nd to 23rd and Yesler to Main Street from L3 to L4 to facilitate development of an assisted living housing project.	L3	L4	Approve, but may not be needed.	Rezone needed only if (1) assisted living project proponents are successful acquiring property and (2) Citywide code amendment not sufficient to allow desired development.
J2a LT	Increase residential density- Yesler between 18th and 22nd Neighborhood commercial zoning (NC) west of 20th will remain.	L3 P./c NC1-40	L4	Action deferred	
13	Branch Villa. To facilitate development of an assisted living housing project, change the zoning within the area show on the attached map (only for properties owned by A. Branch).	LDT L2	L3		
DEARBORN & HIAWATHA at JACKSON PLACE PROPOSED ACTIONS (Refer to Figure 15)					
DH1 LT	Promote neighborhood commercial along "Rainier Avenue S- Rainier between Lane Street and Bush Place.	IC-65	NC3-65	Approve	Endorsed by Jackson Place Community Council; as amended on 21 May 1998.
DH3 KEY	Encourage a mixed-use, pedestrian-oriented urban village- Allow for increased density to support commercial retail use, change the C 1 zone between Charles and Norman Streets to NCR with a 40-foot height limit.	cl-10	NCR-40	Approve, to make this change possible, the urban village boundary must be extended to include this area	Endorsed by Jackson Place Community Council, as amended on 21 May 1998. Refer to notation on page 17 of this Chapter.
DH4 KEY	Change the City-owned block zoned IC-65 west of Hiawatha Place between Dearborn and Charles Street to NC3-65.	IC-65	NC3-65	Approve, see comments by Jackson Place	Endorsed by Jackson Place Community Council, as amended on 21 May 1998

Table 2
Land Use and Zoning Amendments

Item	Intention of Recommendation and Site location	Existing Zoning	Proposed Zoning	CAAP-IT Steering Comm. Action	Comments Received , Including City Responses
DH4a KEY	Change the City-owned block zoned C I-40 east of Hiawatha Place between Dearborn and Charles Street to NC3-40 .	C1-40	NCR-40	Approve	Endorsed by Jackson Place Community Council, as amended on 21 May 1998
DH4b KEY	Change the City-owned parcels zoned L2 to NC3-40 .	L2	NCR-40	Approve'	Endorsed by Jackson Place Community Council, as amended on 21 May 1998



Denotes future possibility. Not recommended for change at this time.



NO SCALE



CENTRAL AREA

A C T I O N P L A N I I

Figure 11
Madison-Miller Proposed
Zoning Amendments

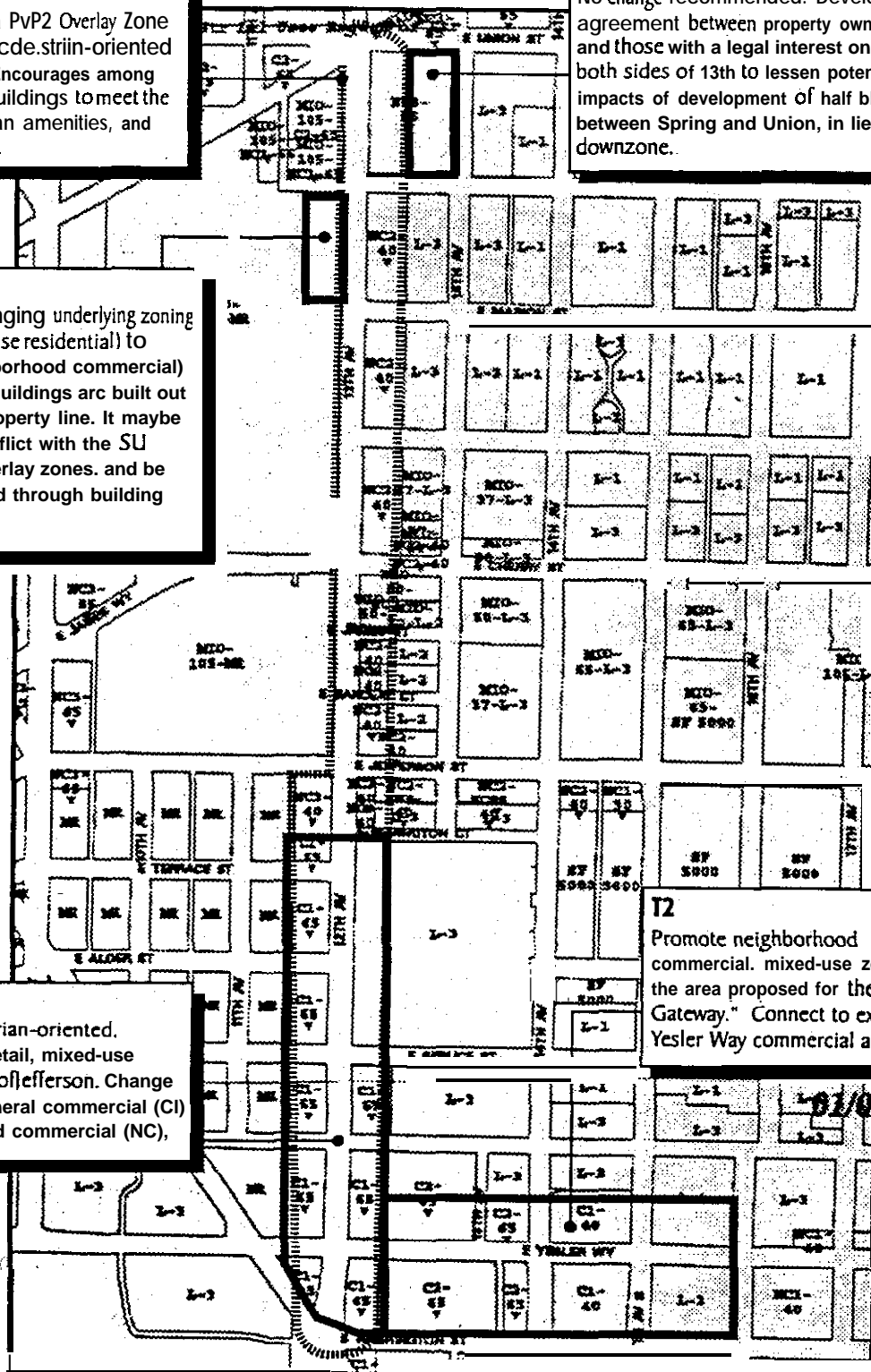
13
Recommend a Pvp2 Overlay Zone to create more pcde.striin-oriented 12th Avenue. Encourages among many things, buildings to meet the street, pedestrian amenities, and fewer curb cuts.

T5
No change recommended. Develop agreement between property owners and those with a legal interest on both sides of 13th to lessen potential impacts of development of half block between Spring and Union, in lieu of downzone.

T4
Consider changing underlying zoning from MR (midrise residential) to NC3-85 (neighborhood commercial) to ensure new buildings are built out to the street property line. It may be unnecessary, conflict with the SU Master Plan overlay zones, and be better controlled through building design review.

T1
Promote pedestrian-oriented, neighborhood retail, mixed-use buildings south of Jefferson. Change zoning from general commercial (C1) to neighborhood commercial (NC),

T2
Promote neighborhood commercial, mixed-use zoning in the area proposed for the "Central Gateway." Connect to existing Yesler Way commercial activity.



NO SCALE

CENTRAL AREA

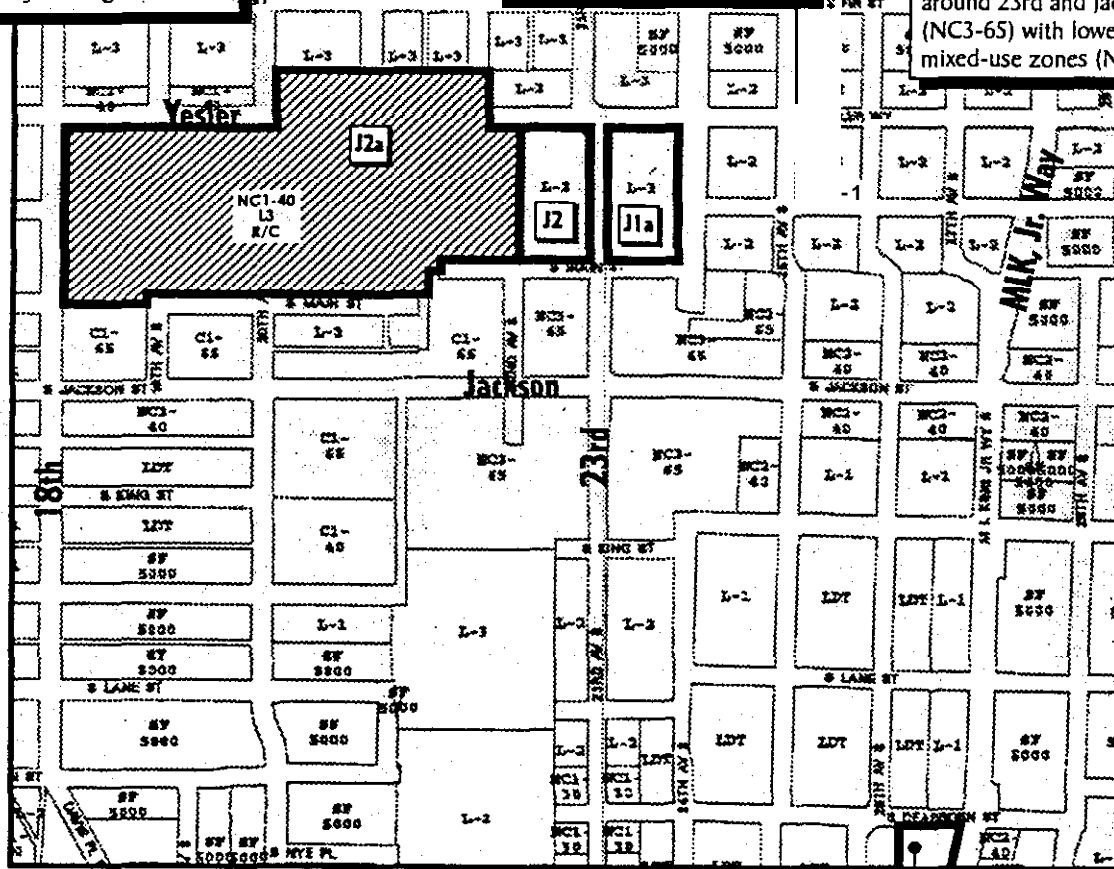
ACTION PLAN II

Figure 12
12th Avenue Proposed
Zoning Amendments

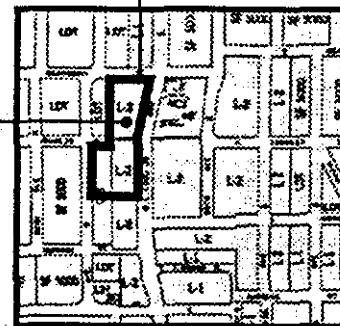
Increase residential density around commercial areas at 25th and Jackson and along Yesler Way. Change to L4.

Change L3 to L4 only to facilitate an assisted living facility. Otherwise, make no change presently.

Support higher density neighborhood commercial around 23rd and Jackson (NC3-65) with lower density mixed-use zones (NC2).



To facilitate the development of an assisted living project, change the zoning shown on the map, owned by A. Branch of Branch Villa, from LDT and L2 to L3.



Denotes future possibility. Not recommended for change at this time.

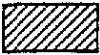


CENTRAL AREA

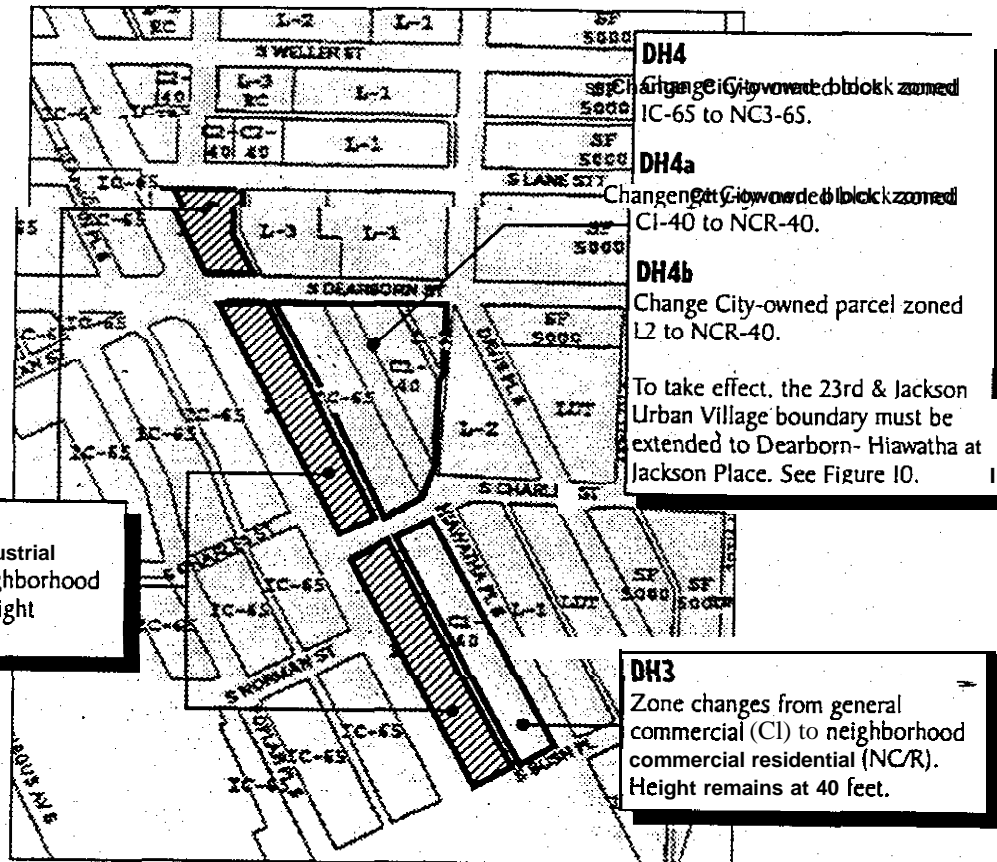
ACTION PLAN II

Figure 14
23rd & Jackson Proposed
Zoning Amendments

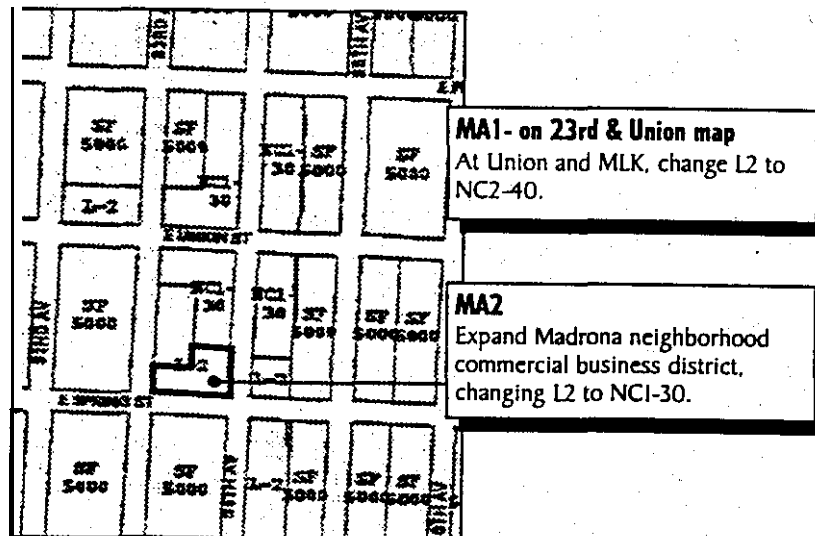
Dearborn-Hiawatha at Jackson' Place



Denotes future possibility.
Not recommended for
change at this time.



Madrona Neighborhood Anchor



3.4 Areawide Land Use Recommendations

ACTION Some land use issues extend beyond the local neighborhood level and affect the entire Central Area, perhaps even the City of Seattle as a whole. Among these include home occupations and residential small lot. Specific actions are needed for these topics to deal with the changing face of housing, human development, and. " economic development in the **Central** Area. The following recommendations are intended to apply areawide.

LU-3.4.1 **Residential Small Lot Zoning.** The Housing Element contains recommendations related to the use of the Residential **Small Lot (RSL)** zoning designation to provide for the potential of nominally increasing existing densities, promoting better economic use of property, and encouraging "low-impact" redevelopment of **low-density** multifamily zones currently developed as single **family**. The reference has been made here to ensure land use goals support housing objectives. Please refer to the Housing Element for more detail.

LU-3.4.2 Home Occupations. Businesses are permitted in any housing unit in the City. The businesses must be in the "principal" structure (**not** a garage or separate building). Parking, deliveries, and **signage** are very much restricted. Advertising is not permitted. The Central Area wishes to promote home businesses and would like to see these restrictions loosened. To do this, the following potential alternative strategies should be explored

- 1 Some areas within the urban village boundaries could be designated under the "residential small lot" (**RSL**) zoning, which would permit the creation of more units where the development pattern is currently **single-family** even though the zoning is **multifamily**. This could have the effect of increasing development density, providing more housing and home business space while still maintaining the single-family character.
- 2 Alternatively, **townhouses** could be promoted in **lowrise duplex/triplex (LDT)** or **lowrise** zones (**L 1**, and **L2**). In this instance, businesses could be operated in the ground floors of townhouses with living units on the floors above.
- 3 **Another** approach to both the residential and home business issue could be liberalizing the accessory dwelling unit regulations to permit ADUs in **structures** other than the principal structure. This could enable garage housing in which home businesses could coexist with loft-type **dwelling** units.
- 4 With respect to the restrictions on home businesses themselves, the plan could recommend terrain areas for **relaxation** of home business **restrictions** providing for more off-street parking, bigger **signage**, advertising, etc. under some kind of design review procedure perhaps controlled by an association of business owners under a **CDC** or **BIA**.

3.5 Open Space

In many respects the **Central Area** is well served in terms of its amount of parklands, recreational facilities, school grounds, and community centers. Needs, however, **still** exist. In the future, open space opportunities should be sought for community gardening, neighborhood-oriented use, improved maintenance of existing facilities, and satisfaction of Comprehensive Plan open space goals.

- LU-3.5.1 Comprehensive Plan Goals.** Ensure that each of the three designated urban villages in the Central Area meet Comprehensive Plan goals for open space. These are:
- . **12th Avenue/South Capitol Hill Urban Center Village**
 - 1 acre of village open space per 1,000 new households, 2,500 **total**.
 - 1 indoor, multiple-use recreation “facility per Urban Center
 - 1 dedicated community garden for each 2,500 households.
 - . **Madison-Miller Residential Urban Village**
 - 1 acre of usable village open space when density is 10 **hhs/acre** or more. -
 - 1 indoor public assembly facility for villages **with** more than 2,000 **hhs**.
 - 1 dedicated community garden for each 2,500 households.
 - . **23rd and Jackson Residential Urban Village**
 - 1 acre of usable village open space when density **is** 10 **hhs/acre** or more,
 - 1 indoor public assembly facility for villages with more than 2,000 **hhs**.
 - 1 dedicated community garden for each 2,500 households.
- LU-3.5.2 Community Gardens.** Given the size of the **Central Area**, efforts should be made to expand the P-Patch program, particularly for neighborhoods such as Spruce Park, **Judkins** Park, Squire Park, and Madison-Miller. Each of these should have new or expanded community gardening facilities.
- LU-3.5.3 Improve Maintenance of Existing Facilities.** Maintenance should be expanded and improved upon for Central Area parks, including but not necessarily limited to parks along the Central Park Trail such as **Judkins** and Pratt Park, and the **Lavisto** Amphitheater.
- LU-3.5.4 New Open Space Facilities.** New open space opportunities should be explored for community-oriented use and for increasing green spaces and natural **environments** in the **Central Area**. Possible new facilities include:
- . Properties along 23rd Avenue in support of the parkway concept
 - Coordinate elements of transportation, urban design, and open space as part of designing and implementing the “**Central Gateway**” project. ,

Are the Central Area's Urban Villages Adequately Served To Meet Comp Plan Goals ?

As evident by the 1/4 mile boundary, 12th Avenue has few official open space and recreation facilities. Those that do exist are operated by Seattle University or King County.

Madison-Miller 1 Village is served by a new Miller Park Community Center & neighborhood level parks. The area is also close to Arboretum.

23rd & Jackson-Union has several parks, including those linked by the Central Park Trail. The area is also served by the Garfield Community Center and other multipurpose indoor facilities such as CAMP.

Gray shaded areas are Seattle Parks & Open Space Facilities.



CENTRAL AREA ACTION PLAN II

Figure 16
Open Space Level of Service
in the Central Area

- . Properties along 12th Avenue south of Jefferson Street.
- . City Adoption of the park developed at 14th and Alder.
- . Exploration of possible sites in Madison-Miller as **community** plazas.
- Continued development of an open space on 31 **st** Avenue in” **Madrona**.
- . Exploration of joint use of Seattle University and Seattle school facilities.

LU-3.5.5 **T.T. Minor Elementary School Open Space Project.** Support the efforts of the Seattle Parks and Recreation **Department** and **Seattle School District** partnership to enhance **T.T. Minor Elementary** as *a* shared use community open space facility. Support plan design and recommend as part of the Central Area Action Plan II, public investment in tig the **design** into reality.